

LIST OF POSSIBLE DISTRESSED PROPERTIES

Created: July 30, 2013

Last Updated: October 30, 2013

Reported by	House #	Street Address	Date of 1st insp./complaint received	Date of Follow-up Action	Comment/status	Hyperlink to photos
Cases Closed						
TB	2020	Route 66 E.	2/13/2012		Roof collapsed on a building to the rear. Most material has been removed. Portion of the site has been fenced off for 3+ years	2020 E. Rt. 66
				7/29/2013	Tractor Supply will be developing this property, at which time this problem will be abated. Construction anticipated Spring 2014. Case closed.	
MS	523	Ernst St. S.			Former house damaged by fire in October 2005. Building boarded up and no further action taken despite complaints from neighbors.	523 S. Ernest St.
				7/12/2012	N&O for demolition issued for demolition by August 12, 2012.	
				Oct. 2012	Mayor Nabours contact property owners to discuss options.	
				Jan. 2013	Final N&O issued to property owners	
				4/11/2013	Structure demolished and site cleaned up. Case closed.	

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TB	1705	West St. N.	7/10/2013	7/10/2013	Old mobile homes - neighbors shared cost of removal	1705 N. West St.
				8/15/2013	All mobiles removed from City for dismantling by owner voluntarily. Case closed.	
MS	2917	Rose St. N.	5/21/2013		Existing house boarded up. N & O posted on property. Staff has been dealing with family attorney. Expects to demolish, but must have court approval to do so.	2917 N. Rose St.
					Status - still in process. Will follow-up when time allows.	
				9/26/2014	Building demolished. Case closed.	
TB	611	Tombstone Ave. W.	7/1/2012		Abandoned home. Demolition permit issued for demolition.	611 W. Tombstone Ave.
				6/12/2013	Demolished by property owner. Case closed.	
	504	James Ave. N.	9/27/2012		Anonymous complaint. Property has been cleared and all accumulations and vehicles removed. Case closed.	504 N. James Ave.

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MS	1811	Arrowhead Ave. E.	5/1/2012		Property extensively graded. A house still exists est. 15 feet above level of graded area.	1811 E. Arrowhead Ave.
				Date	N&O issued - either make structure livable or demolish it.	
				Sept. 2012	Woman observed living in the residence.	
				10/1/2012	Building Program required and achieved compliance with min. safety standards - kitchen and front deck/stairs repaired. Currently being occupied. Case closed.	
Paul S.	701	University Ave. W.	8/16/2013		Previously known as the "Fresquez" property. Property subject to tree clearing by Flagstaff Fire Department. Abandoned and unsecured buildings on the property, possibly still with APS power connected. Concern for illegal occupation and fire safety.	701 W University Ave.
				8/21/2013	Site inspection by PW, Flagstaff Fire Department, & Code Compliance staff. Main house is secure. Mobile will be secured by PW staff. All other buildings secure. Case closed.	
TB	2113	Second St. N.			No violation observed; building is occupied. Case closed.	2113 N. Second St.

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Active and Inactive Cases						
TB/MS	1726	Kutch Dr. N.	11/18/2011		Post Notice and Order for abandoned building being entered into by neighborhood children, broken window in rear of house. Owner repaired broken window, house is locked up.	1726 N. Kutch Dr.
				10/15/2012	Inspection - appeared secure, overgrown, appears abandoned	
				12/28/2012	Notice and Order posted and sent to 2 addresses of owner due to same conditions as 11/18/2011. Certified return card received - unclaimed.	
				2/5/2013	Sent letter requesting permission to enter house with health inspector to inspect for house being a harborage for vermin due to complaints of increased mouse sightings.	
				7/29/2013	Determined wood pile in rear may be a harborage for vermin, extensive deterioration of exterior siding material from being unprotected. Will send another N & O to the two previous known addresses after inspection by Coconino County Health Officer.	

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				8/22/2013	Meeting with Coconino County Health determined that woodpile and vegetation overgrowth is a harborage for vermin.	
				9/5/2013	Notice and Order posted and sent to 2 addresses of owner for insect harborage in 3 locations on the property	
				9/16/2013	One letter returned unopened. Staff to follow-up with USPS on status of the other letter which has not been returned and no receipt has been received. Next step - City abatement and lien.	
TB	2015	N. East St.			Unoccupied house and garage in poor condition. Boarded and secure. Demolition anticipated in November.	2015 N. East St.
TB	2912	Jamison Blvd. N.	11/12/2012		Unfinished house remodel. N & O posted for work being done w/o permit, overgrowth of weeds and report of broken windows.	2912 N. Jamison Blvd.
				Dec. 2012	Owners called and discussed what was needed to be done but they did not follow through. A Stop Work Order was posted to inform the owners that the permit has expired.	

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MS	23	Aggasiz St. S.	4/16/2013		Grandma's House Notice and Order posted.	23 S. Aggasiz St.
				4/24/2013	Meet w/owners to discuss requirements of Notice and Order	
				5/5/2013	Owners provided a written response and requested an appeal of N & O	
				6/10/2013	Building and Fire Code Board of Appeals hearing regarding appeal of the N&O. Appeal was denied, and N & O determined to be valid.	
				6/12/2013	Letter sent to owners of Appeals Board decision and time frame of compliance with Notice and Order.	
				8/1/2013	Owners currently having a Phase I Cultural Resource Study prepared for submittal to Karl Eberhard	
				8/26/2013	Current status - still waiting for Phase I CRS to be submitted	
				10/16/2013	Heritage Preservation Commission meeting - reviewed and accepted the Phase I CRS and required that a Phase 2 CRS be prepared. Property is listed for sale.	

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MS	46	San Francisco St. S.	5/13/2013		Tourist Home: Served, Notice & Order posted and sent to owner.	46 S San Francisco St.
				June	Met with Mr. Martinez regarding requirements of N & O. Mr. Martinez was meeting with prospective buyer and the property owner for 23 S. Agassiz to discuss sale of property.	
				8/1/2013	Sent Mr. Martinez email on status of sale of property and to remind him of N & O time frame.	
				8/20/2013	E-mail from Mr. Martinez with status report - Submitted a final offer to adjoining property owner (Kevin Heineman) and preparing a Phase I report if a deal with Kevin fails and demolition is necessary.	
				8/29/2013	E-mail from Mike Scheu to Mr. Martinez - on notice he has until the end of September to either have the property in escrow or to obtain permits to repair the roof or get a cultural resource study before demolishing the building	

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				10/17/2013	A Phase I CRS is being prepared. Reported that the building may be occupied illegally. Staff to investigate - property owner will be required to board up and secure the building.	
				10/29/2013	Letter sent to Mr. Martinez requiring the unsecured building (rear doors open) to be secured within 5 days.	
MS	2402	Main St. N.	6/1/2011		Fire in rear garage building that damaged the roof.	2402 N. Main St.
				June 2011	Notice & Order posted on rear building.	
					Need to issue a new N&O when time allows	
MS	1920	First S. N.	1/23/2013		N&O posted on abandoned building. No verbal or written response. received. Owner boarded up all openings.	1920 N. First St.
TB	251	Brannen Ave. E.	7/5/2013		Collapsed roof. TB talked to owner, will pursue demo permit. Site is near the Murdock Center. City offered a roll-off dumpster with payment plan.	251 E. Brannen Ave.
				8/1/2013	Owner continues to remove debris from inside of home	

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				9/10/2013	Email from/to owner as he is looking for financing options to afford demolition.	
TB				10/17/2013	Met with owner at counter, gave demolition application, arranged dumpsters	
	3012	Main St. N.	10/25/2012		Unoccupied and boarded building. Appears to be secure. Mrs. Hood died, two daughters inherited the property. Mike Mongini representing as legal counsel.	3012 N. Main St.
	612	Clay Ave. W.	7/25/2012		House roof in bad shape. Garage and shed have already been demolished.	612 W. Clay Ave.
TB	2912	Jamison Ave. N.			Unoccupied and boarded building. Appears to be secure.	2912 N. Jamison Ave.
TB	6110	Hwy. 89 N., # 20	8/28/2013		Single-wide mobile home destroyed due to fire per Flagstaff Fire Department Dep. Chief Orrill.	6110 N. Hwy. 89 NO.20
				8/29/2013	E-mail from Mike Scheu - owner will have 30 days to remove the remains of this structure.	
				10/17/2013	Follow-up by Building Program needed.	